

**PB# 87-36**

**Peter & Mary Peluso**

**27-2-3 & 5.2**

— PELUSO, PETER & MARY 87-36 —

LOT LINE CHANGE

## General Receipt

8948

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

May 19 1987

Received of Peter Peluso \$ 25.00Twenty-five and 00/100 DOLLARSFor Planning Board Application Fee 87-39

## DISTRIBUTION

FUND	CODE	AMOUNT
<u>CHECK # 1602</u>		<u>\$25.00</u>

By Pauline H. Townsend  
ECTown Clerk

## General Receipt

9252

## TOWN OF NEW WINDSOR

555 Union Avenue  
New Windsor, N. Y. 12550

Sept 10 19 87

Received of Elias Grevas (Peluso) \$ 20.00Twenty and 00/100 DOLLARSFor Planning Board Engineering Fee 87-36

## DISTRIBUTION

FUND	CODE	AMOUNT
<u>CHECK # 20.00</u>		
<u># 2212</u>		

By Pauline H. Townsend  
ECTown Clerk

Title

87-36

CHAIRPERSON:

RE MAP # 8534TOWN ☒ New Windsor  
CITY ☐  
VILLAGE ☐THE FOLLOWING MAP HAS BEEN FILED IN THE ORANGE COUNTY  
CLERK'S OFFICE:TITLE Lands of Peter A. & Mary J. Peluso  
DATED 5-11-87  
FILED Oct 30, 1987APPROVED BY Lawrence Jones (Sec) ON 9-10-87

S-27

B-2

✓ MAP 345.2

✓ BE

✓ LUC

✓ LUC

✓ SCULL

✓ Hyslop

Teretta A. Just  
ACTING DEPUTY COUNTY CLERK

AS OF: 09/01/87

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87-56 NEW WINDSOR PLANNING BOARD

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 87- 36

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	TIME	-----DOLLARS-----		
									EXP.	BILLED	BALANCE
87-36	6714	08/25/87	TIME	MJE	MC PELUSO LOT LINE	40.00	0.50	20.00			
TASK TOTAL								20.00	0.00	0.00	20.00
GRAND TOTAL								20.00	0.00	0.00	20.00

87-36

BUILDING INSPECTOR, P.B. ENGINEER,  
WATER, SEWER, ~~HIGHWAY~~ REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
<sup>LOT LINE CHANGE</sup>  
Subdivision Deluss as submitted by  
Brewer for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved yes  
disapproved \_\_\_\_\_.

If disapproved, please list reason.

Fred Lys, Jr. M.D.  
HIGHWAY SUPERINTENDENT

\_\_\_\_\_  
WATER SUPERINTENDENT

\_\_\_\_\_  
SANITARY SUPERINTENDENT

6/2/87  
DATE

BUILDING INSPECTOR, P.B. ENGINEER,  
~~WATER,~~ SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval \_\_\_\_\_  
 Subdivision \_\_\_\_\_ as submitted by  
Elias D Greaves GS. for the building or subdivision of  
Peter A & Mary J Delese has been  
 reviewed by me and is approved L  
~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason.~~

Water is available in this area -  
 Please contact water dept. for further  
 information -

\_\_\_\_\_  
 HIGHWAY SUPERINTENDENT

Stane D. D. D.  
 WATER SUPERINTENDENT

\_\_\_\_\_  
 SANITARY SUPERINTENDENT

\_\_\_\_\_  
 DATE

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Mary J. Peluso, deposes and says that she  
resides at 16 Cedar Lane, New Windsor  
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of Tax lots 3 & 5.2,

Section 27, Block 2, as shown on the Town Tax Maps

which is the premises described in the foregoing application and

that he has authorized Elias D. Grevas

to make the foregoing application as described therein.

Date: 8/26/87

Mary Peluso  
(Owner's Signature)

Elias D. Grevas  
(Witness' Signature)



Louis Heimbech  
County Executive

Department of Planning  
& Development

124 Main Street  
Goshen, New York 10924  
(914) 294-5151

Peter Garrison, Commissioner  
Richard S. DeTerk, Deputy Commissioner

ADVISORY REPORT

Date MAY 26, 1987  
Dept. of P & D ANKUTAT-87N  
County I.D. No. \_\_\_\_\_

Referred by: TOWN OF NEW WINDSOR PLANNING BO.

Applicant PETER AND MARY PEZUSSO

Proposed Action LOT LINE AMENDMENT

Location 16 CEDAR LANE

As requested, we have reviewed the above and report as follows:

NO MAJOR PLANNING CONSIDERATIONS OR  
ISSUES REQUIRING RESOLUTION

TOWN OF NEW WINDSOR  
PLANNING BOARD  
RECEIVED <sup>vp</sup>  
DATE 5-27-87

Peter Garrison  
Reviewer

Planning Board  
Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12550

(This is a two-sided form)

Date Received \_\_\_\_\_  
Meeting Date \_\_\_\_\_  
Public Hearing \_\_\_\_\_  
Action Date \_\_\_\_\_  
Fees Paid \_\_\_\_\_

APPLICATION FOR SPECIAL PERMIT

1. Name of Project Peter A. & Mary J. Peluso Lot-Line Change
2. Name of Applicant Peter A. Peluso Phone (914) 562-5326  
Address 16 Cedar Lane New Windsor N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record Applicant Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Elias D. Grevas, L.S. Phone (914) 562-8667  
Address 33 QUASSAICK AVE., NEW WINDSOR N.Y. 12550  
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney \_\_\_\_\_ Phone \_\_\_\_\_  
Address \_\_\_\_\_  
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the South side of Cedar Ave (A/K/A CEDAR LANE)  
100' feet East  
of Cross Street  
(Street) (Direction)
7. Acreage of Parcel 0.96 8. Zoning District R-4
9. Tax Map Designation: Section 27 Block 2 Lots 3 & 5.2
10. Describe proposed use in detail: Proposed Lot-Line Change  
between Tax Lots 3 & 5.2 to provide the required lot sizes  
and setbacks in the R-4 zone.

11. Other Property Information:

- a). Is the proposed use in or adjacent to a Residential District? Yes
- b). Is a pending sale or lease subject to Planning Board approval of this application? No
- c). When was property purchased by present owner? Jan 1944
- d). Has property been subdivided previously? No When? \_\_\_\_\_
- e). Has property been subject of special permit previously? No . When? \_\_\_\_\_
- f). Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- g). Is there any outside storage at the property now or is any proposed? Describe in detail: Existing Garage & Shed on Tax Lot 3

12. Attach a proposed plan showing the size and Location of the Lot and Location of all buildings and proposed facilities, including access drives, parking areas and all Streets within 200 feet of the Lot. Plan should also comply with the Site Plan Checklist, as applicable.

AFFIDAVIT

Date: \_\_\_\_\_

STATE OF NEW YORK)

)  
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his/her knowledge or to best of his/her information and belief. The Applicant further understands and agrees that the Planning Board may require your to periodically renew a Special Permit and withhold renewal upon a determination that prescribed conditions have not been or are no longer complied with.

Peter Peluso  
(Applicant)

Sworn to before me this  
14th day of May, 1987  
[Signature]  
(Notary)

RUTH J. EATON  
Notary Public, State of New York  
Qualified in Orange County  
Commission Expires March 31, 1987  
Reg. No. 4673512

Rev. 3-87

## SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: Peter A. & Mary J. Peluso; Lot-Line Change

Location: Cedar Ave. (a/k/a Cedar Lane)

ID Number: \_\_\_\_\_

### INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

### ENVIRONMENTAL ASSESSMENT

- |  | YES                      | NO                                  |
|--|--------------------------|-------------------------------------|
| 1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 2. Will there be a major change to any unique or unusual land form found on the site?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 3. Will project alter or have a large effect on an existing body of water?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 4. Will project have an adverse impact on groundwater quality?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 5. Will project significantly effect drainage flow on adjacent sites?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 6. Will project affect any threatened or endangered plant or animal species?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 7. Will project result in a major adverse effect on air quality?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 10. Will project have a major adverse effect on existing or future recreational opportunities?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 11. Will project result in major traffic problems or cause a major effect to existing transportation systems?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 12. Is project non-farm related and located within a certified agricultural district?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 14. Will project have any adverse impact on public health or safety?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 16. Is there public controversy concerning any potential impact of the project?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### FOR AGENCY USE ONLY

Preparer's Signature: [Signature] Date: 5/18/87  
Preparer's Title: Land Surveyor  
Agency: \_\_\_\_\_

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ✓ Environmental Assessment Statement
- \*2.        Proxy Statement
3. ✓ Application Fees
4. ✓ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ✓ Name and address of Applicant.
- \*2. ✓ Name and address of Owner.
3. ✓ Subdivision name and location.
4. ✓ Tax Map Data (Section-Block-Lot).
5. ✓ Location Map at a scale of 1" = 2,000 ft.
6. ✓ Zoning table showing what is required in the particular zone and what applicant is proposing.
7.        Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ✓ Date of plat preparation and/or date of any plat revisions.
9. ✓ Scale the plat is drawn to and North Arrow.
10.        Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ✓ Surveyor's certification.
12. ✓ Surveyor's seal and signature.

\* If applicable.

13. ☒ Name of adjoining owners.
- \*14. ☐ Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- \*15. ☐ Flood land boundaries.
16. ☐ A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. ☒ Final metes and bounds.
18. ☒ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ☐ Include existing or proposed easements.
20. ☐ Right-of-Way widths.
21. ☐ Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ☒ Lot area (in square feet for each lot less than 2 acres).
23. ☒ Number the lots including residual lot.
24. ☐ Show any existing waterways.
- \*25. ☐ A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. ☐ Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ☐ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. ☒ Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

\* If applicable.

29. \_\_\_\_\_ Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. \_\_\_\_\_ Provide "septic" system design notes as required by the Town of New Windsor.
31. \_\_\_\_\_ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. \_\_\_\_\_ Indicate percentage and direction of grade.
33. \_\_\_\_\_ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. ☒ \_\_\_\_\_ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. \_\_\_\_\_ Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

**PREPARER'S ACKNOWLEDGEMENT:**

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By:   
Licensed Professional

Date: 5/18/87

# R-4 ZONE BULK REQUIREMENTS (Single-Family Residences)

## MINIMUM ZONING REQUIREMENTS:

LOT AREA	LOT WIDTH	FRONT-YARD	SIDE-YARD(S)	REAR-YARD	STREET FRONTAGE
15,000 S.F.	100'	35'	15'/30'	40'	60'

## MAXIMUM BUILDING HEIGHT:

LIVABLE FLOOR AREA:

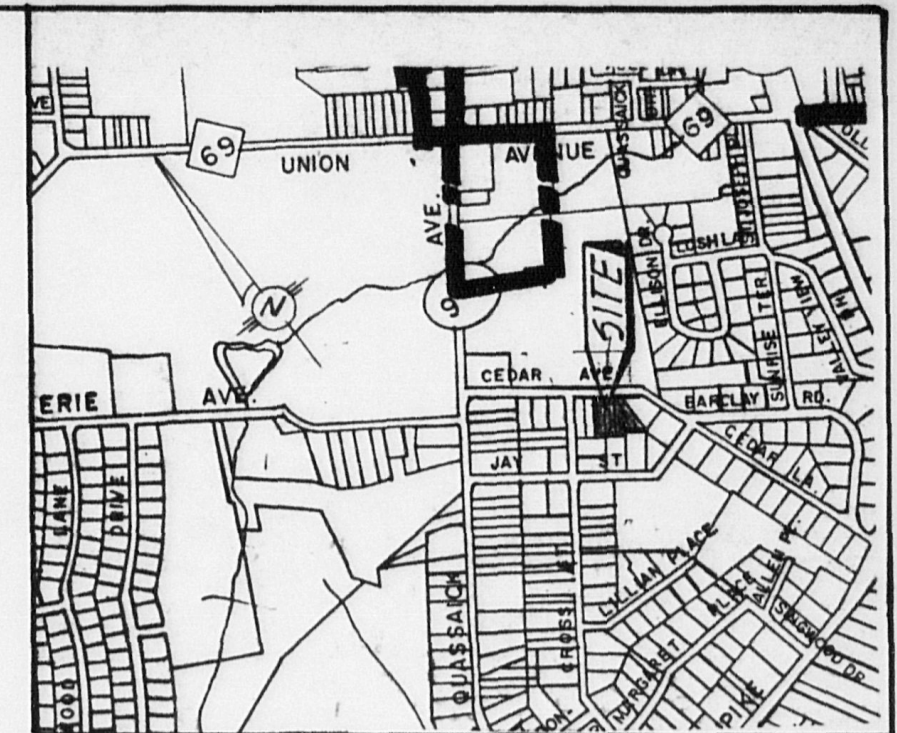
DEVELOPMENT COVERAGE:

35'  
1000 S.F.  
30%

## MINIMUM PROVIDED (LOT 2)

LOT AREA	LOT WIDTH	FRONT-YARD	SIDE-YARD(S)	REAR-YARD	STREET FRONTAGE
20,199 S.F.	101.42'	*60'	(15'/30')	(40')	60'

\*Set to provide Lot Width at Building Line

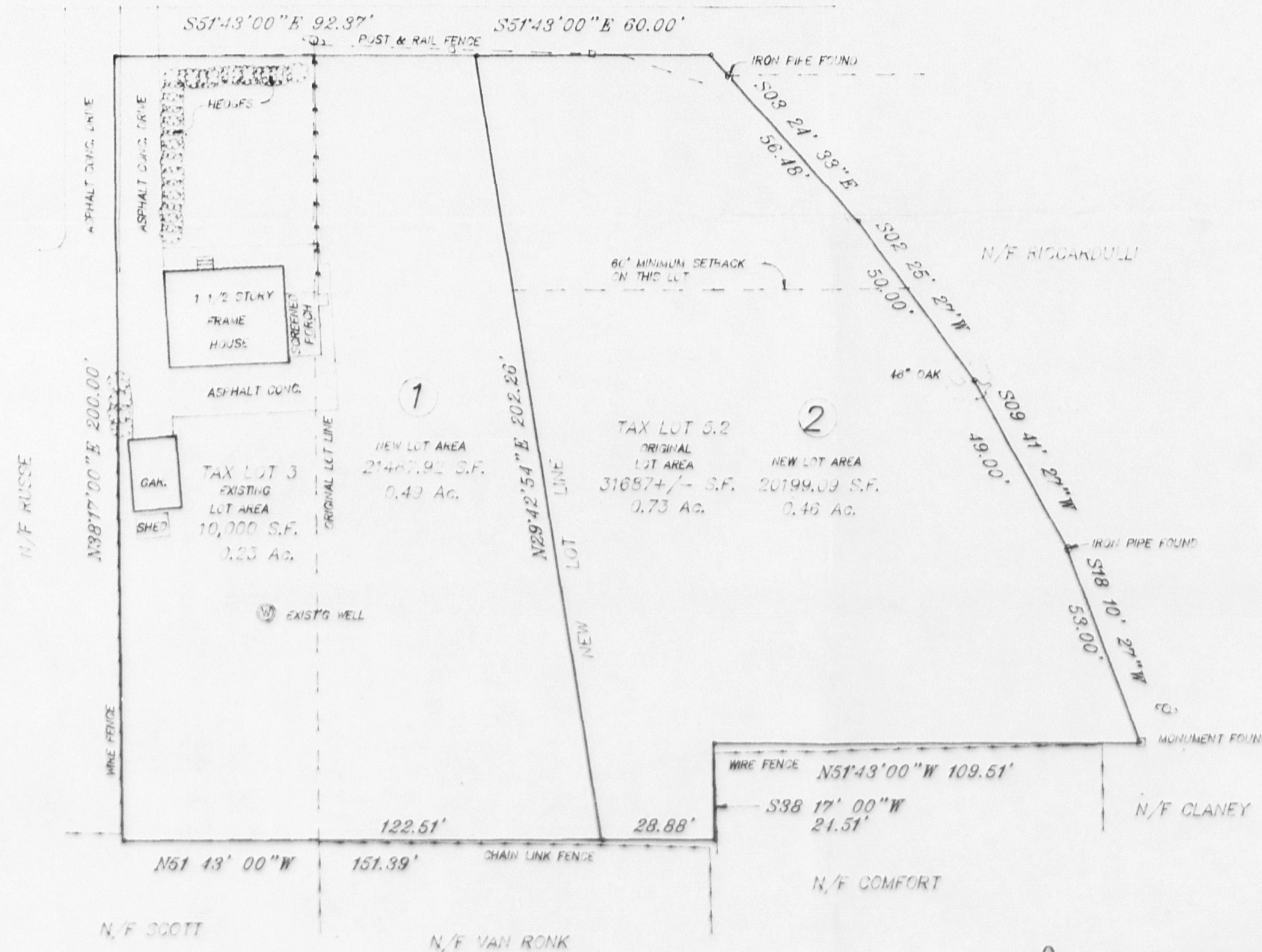


LOCATION PLAN

1" = 1,000'

CEDAR

AVENUE (A/K/A CEDAR LANE)



## NOTES

- Being a proposed Lot/Line Change between lots 3 & 5.2, in Section 27, Block 2 of the Town of New Windsor Tax Maps.
- APPLICANTS: Peter A. & Mary J. Peluso  
16 Cedar Lane  
New Windsor, N.Y. 12550
- TOTAL PARCEL AREA: 41,687 + Square Feet,  
0.96 + Acres
- PROPERTY ZONE: R-4
- WATER SUPPLY & SANITARY SEWAGE DISPOSAL: Town of New Windsor
- Boundary data shown hereon is from actual field survey completed by the undersigned on 3 March 1987.
- Unauthorized addition or alteration of this plan is a violation of Section 7209 (2) of the New York State Education Law.

## PLANNING BOARD APPROVAL

LOT LINE CHANGE APPROVAL GRANTED  
BY TOWN OF NEW WINDSOR PLANNING BOARD  
ON SEP 19 1987  
BY Lawrence Jones  
LAWRENCE JONES  
SECRETARY

## CERTIFICATION

I hereby certify that this plan resulted from an actual field survey of the indicated premises completed on 3 March 1987 performed in accordance with the Code of Practice adopted by the N.Y.S. Association of Professional Land Surveyors, Inc., and is to the best of my knowledge and belief, correct.



ELIAS D. GREVAS, L.S.  
LAND SURVEYOR  
33 QUASSAICK AVENUE  
NEW WINDSOR, NEW YORK 12550

DATE	DESCRIPTION

## PLAN FOR:

PETER A. & MARY J. PELUSO

TOWN OF NEW WINDSOR ORANGE COUNTY NEW YORK

Drawn: 6/2/87

Checked:  

Scale: 1" = 30'

Date: 11 May 1987

Job No: 87-042

LOT-LINE CHANGE